

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: July 13, 2006

ITEM NO. _____

CASE NUMBER/
PROJECT NAME

112-DR-2005
Atrium 7700

LOCATION

7707 E. 1st Avenue

REQUEST

Request approval of a site plan and elevations for remodel and conversion of an existing apartment complex to a condominium complex.

OWNER

LMY Parkway LLC
714-222-9971

ENGINEER

N / A

ARCHITECT/
DESIGNER

Designlab Architects
623-780-9119

APPLICANT/
COORDINATOR

Duane Hyatt
Designlab Architects
623-780-9119

BACKGROUND

Zoning.

The site is zoned Multiple-Family Residential District (R-5). This district provides for the development of multiple-family residences.

Context.

There is an existing apartment complex located on the site, which is south of East 1st Avenue between North Parkway Avenue and North 78th Avenue. The site is surrounded by apartments and condominium developments to the north, south, east, and west, including the recently approved Windstone Townhomes (52-DR-2005) to the south.

Adjacent Uses:

- Northeast: Condominium development, zoned R-5 District
- Northwest: Condominium development, zoned R-5 District
- South: Windstone Townhomes (52-DR-2005), zoned R-5 District
- Southeast: Condominium development, zoned R-5 District
- Southwest: Apartments development, zoned R-5 District
- East: Condominium development, zoned R-5 District
- West: Condominium development, zoned R-5 District

APPLICANT'S
PROPOSAL

Applicant's Request.

This request for the approval of the revised site plan, landscape plan, and elevations for the six (6) existing buildings.

Development Information:

- Existing Use: Six four-plex apartments
- Proposed Use: Six buildings with 14 condo units.
- Parcel Size: 1.05 Acres
- Building Height Allowed: 36
- Building Height Proposed: 12
- Parking Required: 21
- Parking Provided: 24
- Open Space Required: 10,030 Square Feet
- Open Space Provided: 15,728 Square Feet
- Number of Units: 14
- Density Allowed: 23 Dwelling Units per acre
- Density Proposed: 14 Dwelling Units per acre

DISCUSSION

This request is for the approval of a revised site plan and elevations for the existing residential development. Currently, the development contains 24 units and the applicant's proposal will reduce the total provided units to 14. In addition to reduction in the unit count, the revised site plan will include new parking, landscaping, updated courtyards, pool, spa, site walls, site grading and retention. The existing elevation will be revised to include raised parapets and entry towers. The exterior walls will be refinished to include a smooth stucco finish which will be painted Dunn Edwards "Ganado", which is a very light tan color. The base of the building and the court yard elevations will be faced with a cast stone veneer. The walls that are not part of the main structures will have a smooth stucco finish and will be painted Dunn Edwards "Gray Ash", which is a tan color with a gray tone. The new tower elements will include glass and metal painted to match the building. The proposed landscaping consists of turf, and drought tolerant trees, shrubs and ground cover. The proposed square footage of turf will need to be reduced in order to comply with the Scottsdale Revised City Code requirements that limit the maximum area of water intensive plant material. The area of turf that is required to be removed is stipulated to be landscaped with drought tolerant plant material.

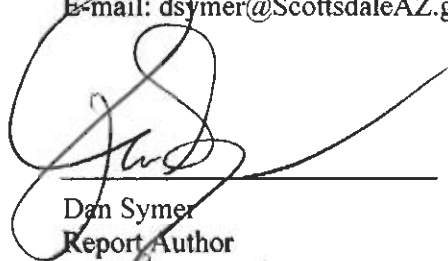
STAFF**RECOMMENDATION**

Staff recommends approval, subject to the attached stipulations.

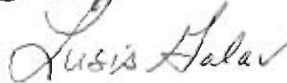
STAFF CONTACT(S)

Dan Symer
Senior Planner
Phone: 480-312-4218
E-mail: dsymer@ScottsdaleAZ.gov

APPROVED BY



Dan Symer
Report Author



Lusia Galav, AICP
Current Planning Director
Phone: 480-312-2506
E-mail: lgalav@scottsdaleAZ.gov

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Site Plan
5. Landscape Plan
6. Elevations
7. Material Board
8. Electrical Site Plan
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements



Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: 10/10/05

Project No.: 709 - PA - 05

Coordinator: AL WAGO

Case No. 112-DR-2005

Project Name: ATRIUM 7700

12/16/05

Project Location: 7701 E. 1ST STREET 7707 E. 1ST AVE

Property Details:

☐ Single-Family Residential ☒ Multi-Family Residential ☐ Commercial ☐ Industrial

Current Zoning: R-5

Proposed Zoning: S&ME

Number of Buildings: 6 TOTAL

Parcel Size: NET 45,594 S.F. / 1.047 AC

Gross Floor Area/Total Units: 176,829 S.F. / 18

Floor Area Ratio/Density: _____

Parking Required: 26 + 2 ACCESS

Parking Provided: 26 + 2 ACCESS

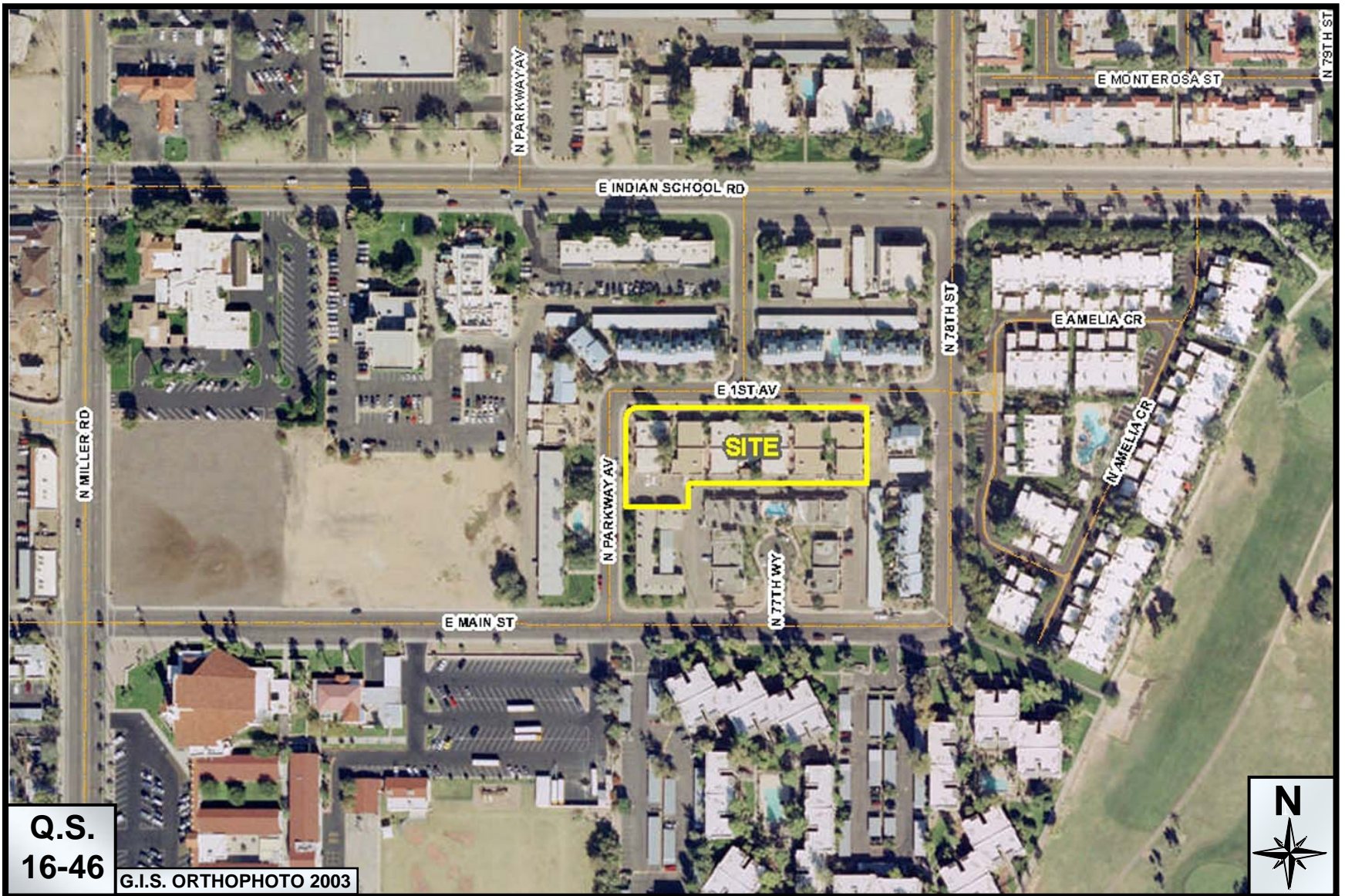
Setbacks: N - _____ S - _____ E - _____ W - _____

Description of Request: RE. MODEL OF AN EXISTING SINGLE STORY, 24 UNIT APT. COMPLEX INTO AN 18 UNIT CONDO COMPLEX.

THE EXTERIOR WILL BE SMOOTH FINISH SILICA STUCCO OVER A NATURAL STONE VENEER WAINSCOT. THE PARAPHET WALL HT. WILL BE RAISED TO 12'. A CURVED ROOF FEATURE WILL BE INTEGRATED OVER KEY LIVING AREAS. THE LANDSCAPING WILL BE UPGRADED, THE POOL WILL BE UPDATED ALONG WITH A MAJOR RE-DESIGN OF THE POOL AREA, AND DESIGNATED COVERED PARKING WILL BE ADDED. ALL INTERIORS WILL BE RE-DONE, INCLUDING UNIT RE-DESIGN, FEATURING STATE OF THE ART SHORT WIRING, AND ALL NEW CONTEMPORARY MILLWORK, APPLIANCES AND PLUMBING FIXTURES. ALL UTILITIES, BOTH INTERIOR AND EXTERIOR WILL BE BROUGHT UP TO CURRENT CODE STANDARDS. ONCE COMPLETED, THE CONVERSION WILL APPEAR AS NEW CONSTRUCTION WITH MATURE LANDSCAPING. ALL NATIVE MATERIAL WILL REMAIN.

Planning and Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088



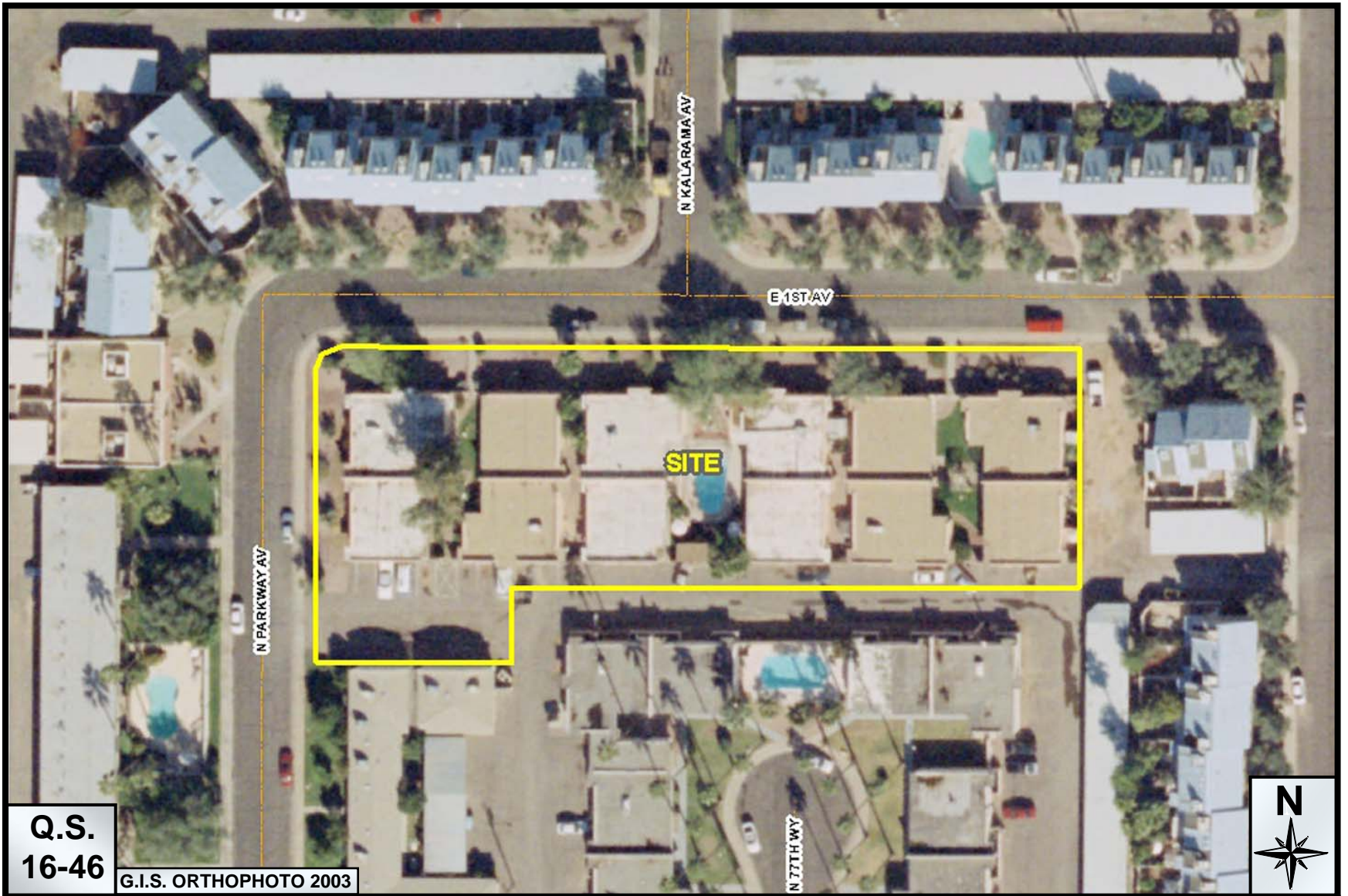
Q.S.
16-46

G.I.S. ORTHOPHOTO 2003

Atrium 7700

112-DR-2005

ATTACHMENT #2



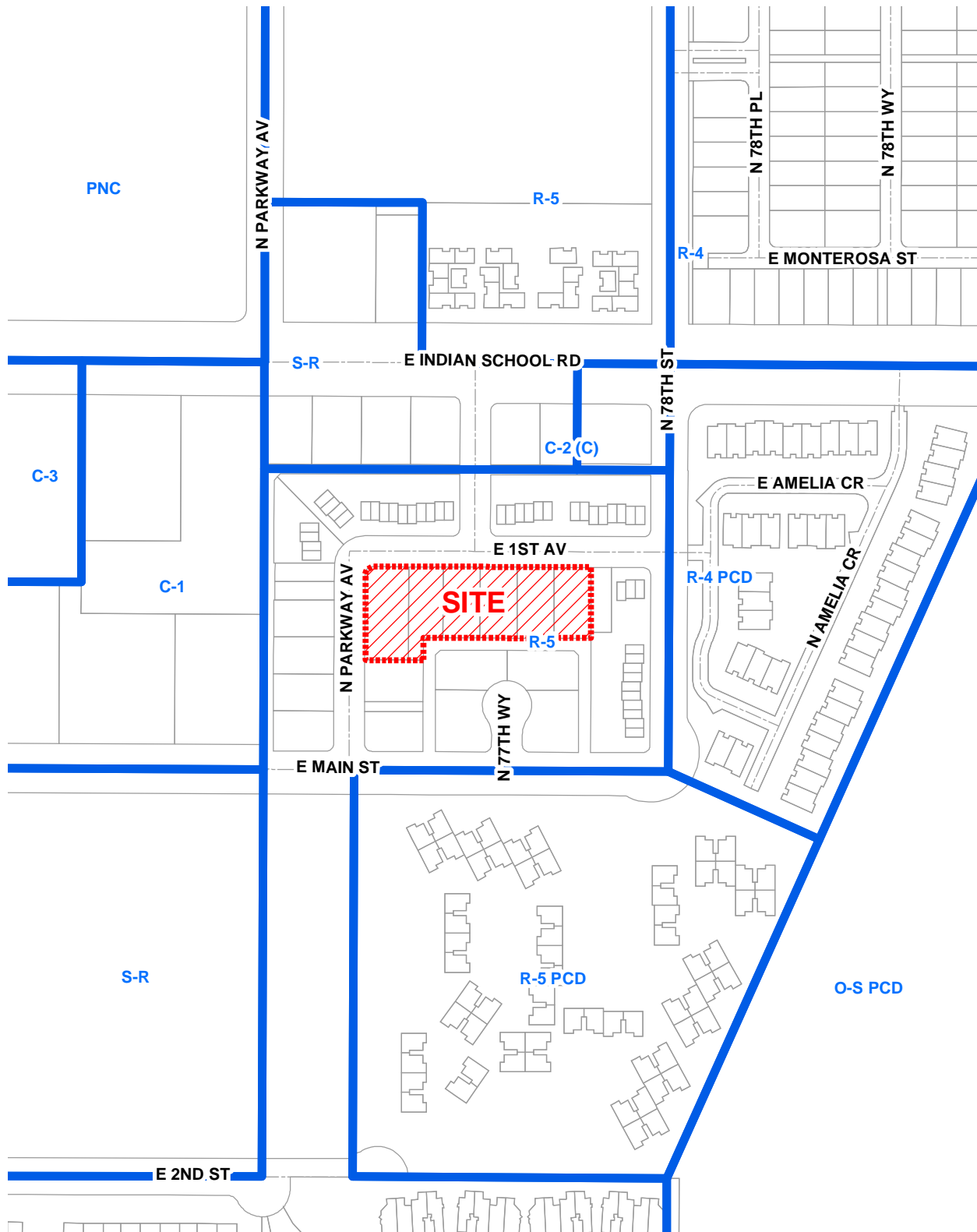
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G.I.S. ORTHOPHOTO 2003

Atrium 7700

112-DR-2005

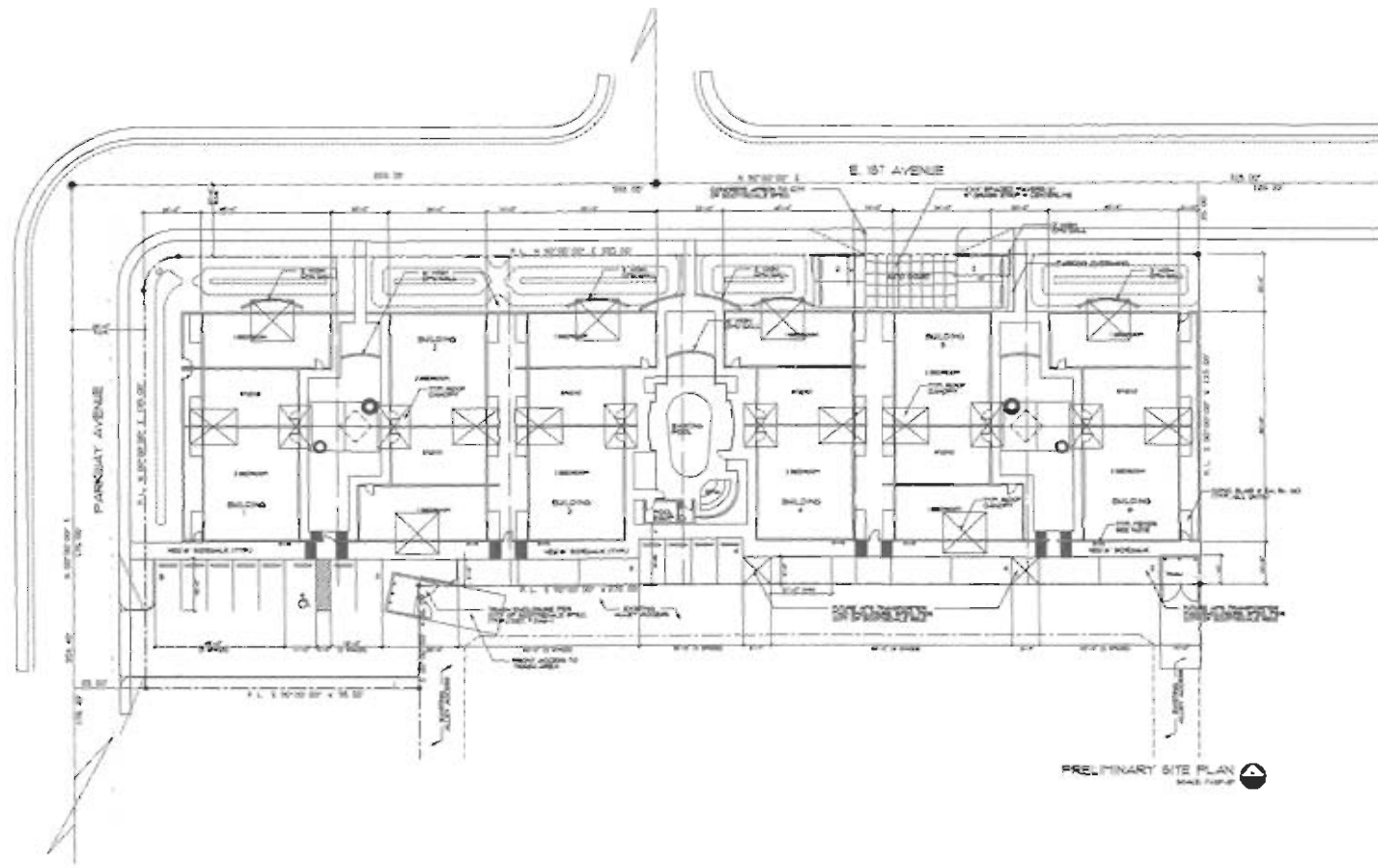
ATTACHMENT #2A



112-DR-2005

ATTACHMENT #3

I



PROJECT DESCRIPTION
Two project packages / plans are a two bedroom / three conversion of a existing single family townhouse, including option with shared courtyard.
No additions, no footprint will be added to any building

PROJECT DATA
PAGE 8-2[illegible]

OPEN AREA CALCULATIONS

OPEN AREA REQUIRED (SEE LIST IN CH)	
AREA = 10 x (WALL OR REQUIRED	
PERIOD) OPEN AREA REQUIRED (SEE LIST IN CH)	
AREA = 10 x (WALL OR REQUIRED	
PERIOD) OPEN AREA	5.00 SF
PERIOD) OPEN AREA	5.00 SF
TOTAL OPEN AREA PROVIDED	10.00 SF

BANKING CALCULATIONS


REQUIRED FURNISHING		TOTAL
1 BEDROOM	4 x 17	70
1 BEDROOM	4 x 16	70
2 BATH	4 x 16	70
TOTAL REQUIRED		210

Optical Modeling (SPICE)	10
cell2bga256L2 (SPICE)	1


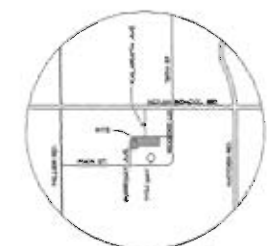
4. NORTH LOT LANDSCAPING		
4.1 NORTH LOT LANDSCAPING REQUIRED = 20%	1,071 SF INCLUDES LANDSCAPING	
	1,071 SF x 20% = 214 SF	214 SF
4.2 SOUTH LOT LANDSCAPING REQUIRED = 20%	1,071 SF INCLUDES LANDSCAPING	
	1,071 SF x 20% = 214 SF	214 SF
5. NORTH LOT TOTAL LANDSCAPING PROVIDED = 20%	214 SF MEET TR 5400000 AC 10 X 10	
	214 SF x 20% = 43 SF	43 SF

NOTE: A REDUCED RATE TO BE APPLIED, BASED ON CURRENTLY AVAILABLE CONSUMPTION PROJECTIONS.

NOTE: NEW UNCOMPLETED PAPER
REGISTERED SERVICE PLANS
ORIGINALLY WITHIN SHOP
MAY BE EXPOSED TO PAPER
STORE FRONT
ALL COPIES OF THIS REQUEST
FOR SERVICE.

PRELIMINARY SITE PLAN 

112-DR-2005
06/23/2006

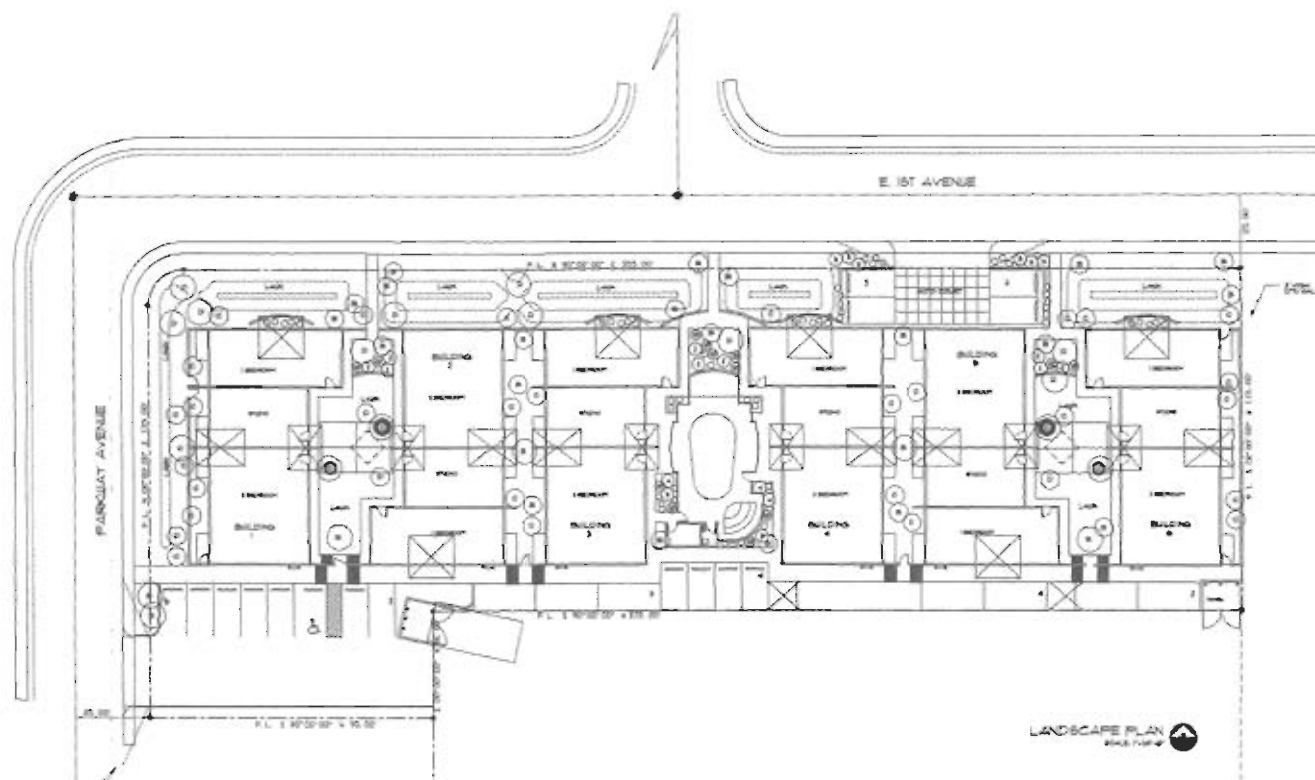


designlab inc

REVIEWS

RECEIVED 6-28-08

A1-0



LANDSCAPE PLAN WORKSHEET DATA

STREET LIGHTING

EXISTING LOW VOLTAGE LIGHTING

NEW

REQUIRED TOTAL FEET ON SITE

NEW STREET LIGHTING 27' BAY

EXISTING HIGH VOLTAGE LIGHTING 14' BAY

NEW HIGH VOLTAGE LIGHTING 14' BAY

NEW HIGH VOLTAGE LIGHTING 14' BAY

PLANTS AND ACCESSORIES

ALL PLANTS AND ACCESSORIES SHALL BE SPECIFIED BY THE ARCHITECT AND SHALL BE SUBJECT TO THE APPROVAL OF THE ARIZONA DEPARTMENT OF LAND AND WATER RESOURCES.

1. SMALL PLANTS WITHIN THE SITE

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LANDSCAPE PLAN

SCALE: 1" = 10'

NOTE: LANDSCAPE PLAN SHALL BE SUBMITTED TO THE CITY OF SCOTTSDALE FOR REVIEW AND APPROVAL.

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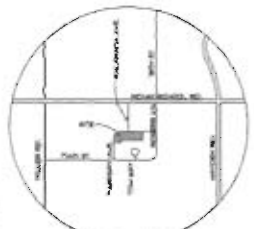
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112-DR-2005
REV: 04/28/2006

LANDSCAPE PLAN CITY OF SCOTTSDALE	
DATE:	APPROVED BY:
CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE CITY OF SCOTTSDALE LANDSCAPE PLAN SPECIFICATIONS. LANDSCAPE SERVICES BEFORE OCCUPANCY IS REQUIRED.	



VICINITY MAP

SCALE: 1" = 10'

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ATRIUM 7700
7701 E. 1ST STREET
SCOTTSDALE, ARIZONA



REVISIONS

PRELIMINARY

DATE: 04/28/2006

BY: [Signature]

FOR: [Signature]

SCALE: 1" = 10'

DATE: 04/28/2006

BY: [Signature]

FOR: [Signature]



ATRIUM 7700
7701 E. 9TH STREET
SCOTTSDALE, ARIZONA



STREET ELEVATION



COURTYARD ELEVATION



PARTIAL FRONT ELEVATION



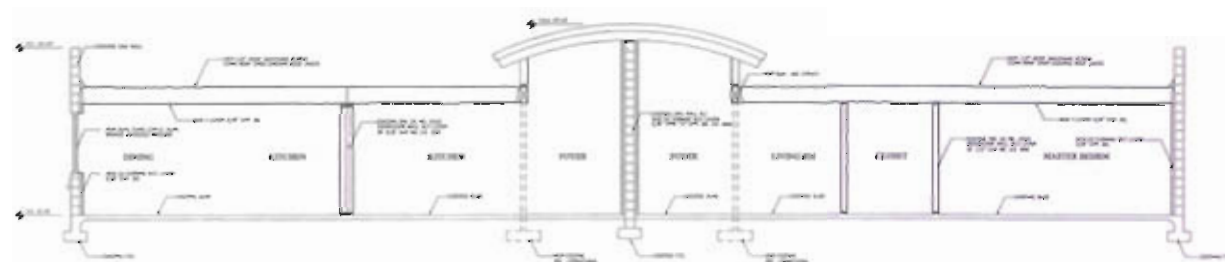
PARTIAL REAR ELEVATION

MATERIAL - FINISHES - COLORS

- 1. BRICK STUCCO - DARK BROWN PAINT - DARK - SPONGE
- 2. STONE MASONRY - GRAY - BRICKWORK - BRICKWORK - BRICKWORK
- 3. PAINTED STEEL - DARK BROWN - BRICKWORK - BRICKWORK
- 4. PAINTED STEEL - DARK BROWN - BRICKWORK - BRICKWORK
- 5. BRICK STUCCO CAP - DARK BROWN - BRICKWORK - BRICKWORK
- 6. BRICK STUCCO CAP - ALL OVER WALLS - DARK BROWN - BRICKWORK - BRICKWORK
- 7. BRICK STUCCO CAP - BRICKWORK - BRICKWORK - BRICKWORK



COLOR/MATERIAL ELEVATION



BUILDING SECTION 'A-A'



112-DR-2005
REV: 04/28/2006



DESIGNLAB INC. IS AN EQUAL OPPORTUNITY AND AFFIRMATIVE ACTION EMPLOYER. WE DO NOT DISCRIMINATE ON THE BASIS OF RACE, GENDER, RELIGION, NATIONAL ORIGIN, ANCESTRY, AGE, SEX, OR HANDICAP. WE ARE AN EQUAL OPPORTUNITY EMPLOYER.

ATTACHMENT #6

MATERIAL - FINISHES - COLORS

1. SMOOTH STUCCO - DARK (EXTERIOR PAINT) - GRAY - 57340
2. STONE VENEER - CAST - IN-TONE - TERRAZZO - SLIP CHALK
3. PAINTED STEEL - DARK (EXTERIOR) - SPOKES - SLIP CHALK
4. PAINTED STEEL - DARK (EXTERIOR) - SPOKES - SLIP CHALK
5. PAINTED STEEL - DARK (EXTERIOR) - SPOKES - SLIP CHALK
6. SMOOTH STUCCO CAP - DARK (EXTERIOR) - ASPEN GRAY - 5740
7. SMOOTH STUCCO CAP - ALL LOW WALLS - DARK (EXTERIOR) - ASPEN GRAY - 5740
8. ROOF CAP SHEET - DARK-GRAY METALLIC ROOF - WHITE



112-DR-2005

REV: 04/28/2006

ATRIUM 7700

7701 E. 1ST STREET
SCOTTSDALE, ARIZONA



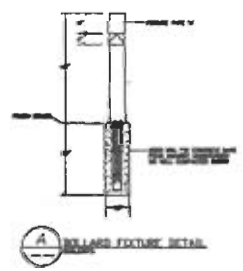
1000 NORTH BETH AVENUE
PHOENIX, ARIZONA 85007
602.755.3000

112-DR-2005

REV: 04/28/2006



ATRIUM 7700
7701 E. 1ST STREET
SCOTTSDALE, ARIZONA



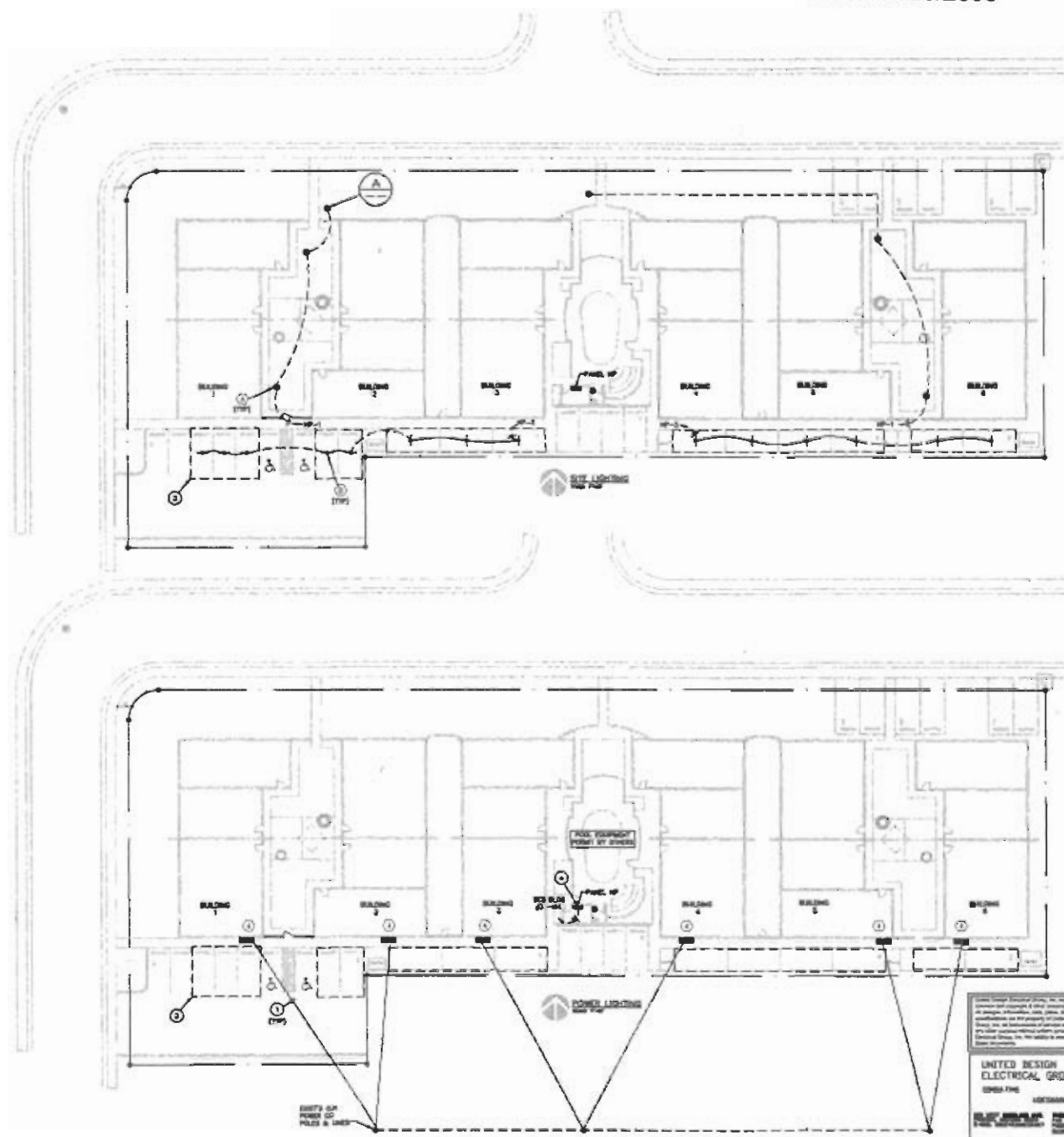
LIGHTING FIXTURE SCHEDULE

SYM	DESCRIPTION	QTY	DATE	REVISION	BY	CHKD
A	EXISTING LIGHTING	1	04/28/2006	1	RM	RM
B	NEW LIGHTING	1	04/28/2006	2	RM	RM
C	NEW LIGHTING	1	04/28/2006	3	RM	RM
D	NEW LIGHTING	1	04/28/2006	4	RM	RM
E	NEW LIGHTING	1	04/28/2006	5	RM	RM
F	NEW LIGHTING	1	04/28/2006	6	RM	RM
G	NEW LIGHTING	1	04/28/2006	7	RM	RM
H	NEW LIGHTING	1	04/28/2006	8	RM	RM
I	NEW LIGHTING	1	04/28/2006	9	RM	RM
J	NEW LIGHTING	1	04/28/2006	10	RM	RM
K	NEW LIGHTING	1	04/28/2006	11	RM	RM
L	NEW LIGHTING	1	04/28/2006	12	RM	RM
M	NEW LIGHTING	1	04/28/2006	13	RM	RM
N	NEW LIGHTING	1	04/28/2006	14	RM	RM
O	NEW LIGHTING	1	04/28/2006	15	RM	RM
P	NEW LIGHTING	1	04/28/2006	16	RM	RM
Q	NEW LIGHTING	1	04/28/2006	17	RM	RM
R	NEW LIGHTING	1	04/28/2006	18	RM	RM
S	NEW LIGHTING	1	04/28/2006	19	RM	RM
T	NEW LIGHTING	1	04/28/2006	20	RM	RM
U	NEW LIGHTING	1	04/28/2006	21	RM	RM
V	NEW LIGHTING	1	04/28/2006	22	RM	RM
W	NEW LIGHTING	1	04/28/2006	23	RM	RM
X	NEW LIGHTING	1	04/28/2006	24	RM	RM
Y	NEW LIGHTING	1	04/28/2006	25	RM	RM
Z	NEW LIGHTING	1	04/28/2006	26	RM	RM
AA	NEW LIGHTING	1	04/28/2006	27	RM	RM
AB	NEW LIGHTING	1	04/28/2006	28	RM	RM
AC	NEW LIGHTING	1	04/28/2006	29	RM	RM
AD	NEW LIGHTING	1	04/28/2006	30	RM	RM
AE	NEW LIGHTING	1	04/28/2006	31	RM	RM
AF	NEW LIGHTING	1	04/28/2006	32	RM	RM
AG	NEW LIGHTING	1	04/28/2006	33	RM	RM
AH	NEW LIGHTING	1	04/28/2006	34	RM	RM
AI	NEW LIGHTING	1	04/28/2006	35	RM	RM
AJ	NEW LIGHTING	1	04/28/2006	36	RM	RM
AK	NEW LIGHTING	1	04/28/2006	37	RM	RM
AL	NEW LIGHTING	1	04/28/2006	38	RM	RM
AM	NEW LIGHTING	1	04/28/2006	39	RM	RM
AN	NEW LIGHTING	1	04/28/2006	40	RM	RM
AO	NEW LIGHTING	1	04/28/2006	41	RM	RM
AP	NEW LIGHTING	1	04/28/2006	42	RM	RM
AQ	NEW LIGHTING	1	04/28/2006	43	RM	RM
AR	NEW LIGHTING	1	04/28/2006	44	RM	RM
AS	NEW LIGHTING	1	04/28/2006	45	RM	RM
AT	NEW LIGHTING	1	04/28/2006	46	RM	RM
AU	NEW LIGHTING	1	04/28/2006	47	RM	RM
AV	NEW LIGHTING	1	04/28/2006	48	RM	RM
AW	NEW LIGHTING	1	04/28/2006	49	RM	RM
AX	NEW LIGHTING	1	04/28/2006	50	RM	RM
AY	NEW LIGHTING	1	04/28/2006	51	RM	RM
AZ	NEW LIGHTING	1	04/28/2006	52	RM	RM
BA	NEW LIGHTING	1	04/28/2006	53	RM	RM
BB	NEW LIGHTING	1	04/28/2006	54	RM	RM
BC	NEW LIGHTING	1	04/28/2006	55	RM	RM
BD	NEW LIGHTING	1	04/28/2006	56	RM	RM
BE	NEW LIGHTING	1	04/28/2006	57	RM	RM
BF	NEW LIGHTING	1	04/28/2006	58	RM	RM
BG	NEW LIGHTING	1	04/28/2006	59	RM	RM
BH	NEW LIGHTING	1	04/28/2006	60	RM	RM
BI	NEW LIGHTING	1	04/28/2006	61	RM	RM
BJ	NEW LIGHTING	1	04/28/2006	62	RM	RM
BK	NEW LIGHTING	1	04/28/2006	63	RM	RM
BL	NEW LIGHTING	1	04/28/2006	64	RM	RM
BM	NEW LIGHTING	1	04/28/2006	65	RM	RM
BN	NEW LIGHTING	1	04/28/2006	66	RM	RM
BO	NEW LIGHTING	1	04/28/2006	67	RM	RM
BP	NEW LIGHTING	1	04/28/2006	68	RM	RM
BQ	NEW LIGHTING	1	04/28/2006	69	RM	RM
BR	NEW LIGHTING	1	04/28/2006	70	RM	RM
BS	NEW LIGHTING	1	04/28/2006	71	RM	RM
BT	NEW LIGHTING	1	04/28/2006	72	RM	RM
BU	NEW LIGHTING	1	04/28/2006	73	RM	RM
BV	NEW LIGHTING	1	04/28/2006	74	RM	RM
BW	NEW LIGHTING	1	04/28/2006	75	RM	RM
BX	NEW LIGHTING	1	04/28/2006	76	RM	RM
BY	NEW LIGHTING	1	04/28/2006	77	RM	RM
BZ	NEW LIGHTING	1	04/28/2006	78	RM	RM
CA	NEW LIGHTING	1	04/28/2006	79	RM	RM
CB	NEW LIGHTING	1	04/28/2006	80	RM	RM
CC	NEW LIGHTING	1	04/28/2006	81	RM	RM
CD	NEW LIGHTING	1	04/28/2006	82	RM	RM
CE	NEW LIGHTING	1	04/28/2006	83	RM	RM
CF	NEW LIGHTING	1	04/28/2006	84	RM	RM
CG	NEW LIGHTING	1	04/28/2006	85	RM	RM
CH	NEW LIGHTING	1	04/28/2006	86	RM	RM
CI	NEW LIGHTING	1	04/28/2006	87	RM	RM
CJ	NEW LIGHTING	1	04/28/2006	88	RM	RM
CK	NEW LIGHTING	1	04/28/2006	89	RM	RM
CL	NEW LIGHTING	1	04/28/2006	90	RM	RM
CM	NEW LIGHTING	1	04/28/2006	91	RM	RM
CN	NEW LIGHTING	1	04/28/2006	92	RM	RM
CO	NEW LIGHTING	1	04/28/2006	93	RM	RM
CP	NEW LIGHTING	1	04/28/2006	94	RM	RM
CQ	NEW LIGHTING	1	04/28/2006	95	RM	RM
CR	NEW LIGHTING	1	04/28/2006	96	RM	RM
CS	NEW LIGHTING	1	04/28/2006	97	RM	RM
CT	NEW LIGHTING	1	04/28/2006	98	RM	RM
CU	NEW LIGHTING	1	04/28/2006	99	RM	RM
CV	NEW LIGHTING	1	04/28/2006	100	RM	RM

- KEY NOTES**
1. TRENCH AND BACK FILL FOR CONDUITS PER UTILITY CO. REQUIREMENTS. VERIFY ROUTING-2" CONDUIT FOR BIDDING PURPOSES.
 2. TRANSFORMER PAD PER POWER COMPANY REQUIREMENTS.
 3. SECONDARY CONDUITS - SEE ONE-LINE DIAGRAM.
 4. SERVICE ENTRANCE SECTION.
 5. PHONE CONDUIT BY OTHERS.
 6. NOT USED.
 7. TERMINATE AS DIRECTED BY UTILITY COMPANY.
 8. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION AND COMPLIANCE WITH ALL UTILITY COMPANIES REQUIREMENTS. ROUTING OF INCOMING POWER AND TELEPHONE SERVICES FOR ESTIMATING PURPOSES ONLY. ACTUAL ROUTING, CONDUIT, TRENCH AND PAD REQUIREMENTS SHALL BE AS SPECIFIED BY UTILITY COMPANIES. VERIFY REQUIREMENTS WITH UTILITIES PRIOR TO INSTALLATION.

- GENERAL NOTES:**
1. NEW SERVICES SHALL BE RUN PER EXISTING AND AS SHOWN WITHIN PADS, PROVIDE IF CLASHES OVER EXISTING PAVING STRUCTURES AS REQUIRED. BACK SERVICE BORES AS REQUIRED.
 2. OWNER MAY SELECT TO FEED NEW SERVICES UNDERGROUND. CHECK TO SUBMIT PLANS TO POWER COMPANY FOR THEIR ENGINEERING APPROVAL.
 3. COVERED PARKING TRENCH.
 4. REPLACE EXISTING PANEL WITH NEW SERIES RATED HOUSE PANEL. CONDUIT EXISTING EQUIPMENT AS REQD. 48" EXISTING EXTERIOR LIGHT FIXTURES.

ATTACHMENT #8



UNITED DESIGN ELECTRICAL GROUP, INC.
11111 E. 1ST STREET
SCOTTSDALE, ARIZONA 85258
TEL: 480.344.1111
FAX: 480.344.1112
WWW.UDG-INC.COM

PRELIM: 11-18-05
SHEET: SE1
OF: 1

Atrium 7000
7707 E. 1st Avenue
Scottsdale, mAZ

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- ☒ 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.
- ☒ 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.

AS SHOWN

- ☒ 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.
- ☐ 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.
- ☒ 5. PROVIDE A KNOX ACCESS SYSTEM:
 - ☒ A. KNOX BOX
 - ☐ B. PADLOCK
 - ☐ C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.
- ☐ 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.
- ☐ 7. SUBMIT PLANS FOR A CLASS _____ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.
- ☐ 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.
(SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)
- ☐ 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____
- ☐ 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.
- ☒ 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.
- ☒ 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.
- ☒ 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF 700 AT 1500 GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.
- ☐ 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) _____
- ☐ 15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS _____
- ☐ 16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC. A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.
- ☒ 17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.
- ☒ 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x 4 (NSHT)
 - ☒ 4' TO 8' BACK OF CURB; INDEP. WET LINE.
 - ☐ WALL MOUNTED - 15' CLEAR OF OPENINGS.
- ☒ 19. ADEQUATE CLEARANCE SHALL BE PROVIDED AROUND FIRE RISER. DIMENSIONS FROM FACE OF PIPE SHALL MEASURE A MINIMUM OF 12" OFF THE BACK OF WALL, 18" ON EACH SIDE & 36" CLEAR IN FRONT WITH A FULL HEIGHT DOOR. THE FIRE LINE SHALL EXTEND A MAXIMUM OF 3' INTO THE BUILDING FROM INSIDE FACE OF WALL TO CENTER OF PIPE.

20. ☒ **SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.**
- ☒ **A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)**
- ☒ **B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.**
- ☐ **C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.**
- ☐ **D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:**
- ☐ **E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.**
- ☐ **F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.**
- ☒ **G. Alley on south side 20'-)" wide by 13'=6" vertical clear**

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

Stipulations for Case: Atrium 7700 Case 112-DR-2005

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by Designlab Inc. with a staff receipt date of 4/28/06.
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by Designlab Inc. with a staff receipt date of 6/23/2006.
 - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by Designlab Inc. with a staff receipt date of 4/28/06.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. The face of the service entrance section(s) shall be flush with the building façade and painted to match the building.
3. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
4. All exterior conduit and raceways shall be painted to match the building.
5. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
6. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
7. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture.
8. Dooley wall fencing shall not be allowed.
9. All walls shall match the architectural color, materials and finish of the building(s).

LANDSCAPE DESIGN:**DRB Stipulations**

10. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.

Ordinance

- A. *Fifty percent (50%) of the trees provided for this site shall be mature, as defined in Article III of the Scottsdale Zoning Ordinance.*
- B. *Other than the proposed turf, landscaping for this site shall be selected solely from the Arizona Department of Water Resources Low Water Use / Drought Tolerant Plant List (ADWR).*
- C. *The maximum area for water intensive landscaping shall not exceed the allowable area in accordance with Section 49-246 of the City Code.*

EXTERIOR LIGHTING DESIGN:**DRB Stipulations**

11. *No site lighting approved as part of this submittal. Any request for future site lighting shall be submitted for separate approval by the Planning staff, and may be subject to additional approval by the Development Review Board.*

VEHICULAR AND BICYCLE PARKING:**DRB Stipulations**

12. *Bicycle parking shall be provided at a rate equal to 10 percent of the required parking.*
13. *The bicycle parking rack shall be provided in accordance with the City of Scottsdale's supplement to MAG Details and Specifications.*

ADDITIONAL PLANNING ITEMS:**DRB Stipulations**

14. *Flagpoles, if provided, shall be one piece, conical tapered design.*
15. *The applicant shall obtain a staff approval for a land assemblage and a condominium conversion prior to submittal of final construction documents.*

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

APPLICABLE DOCUMENTS AND PLANS:

16. Site Plan, prepared by Design Lab Inc., dated 5/25/06, dated 5/26/06 by City Staff.
17. Preliminary Drainage Report, prepared by Broadbent & Associates, Inc., dated 4/28/2006.

DRAINAGE AND FLOOD CONTROL:**DRB Stipulations**

18. Developer shall submit a Stormwater Waiver request with 2 copies of Drainage Reports to One Stop Shop.
19. A final drainage report shall be submitted that demonstrates consistency with the Preliminary Drainage Report approved in concept by the Planning and Development Services Department.
 - a. Before the approval of improvement plans by city staff, the developer shall submit (2) hard copies and one (1) compact disc copy of the complete drainage report and plan.
20. Basin Configuration:
 - a. Basin side slopes shall not be steeper than 4:1, and basin depths shall not exceed 3 feet.
 - b. A maximum of 50% of the front open space may be used as a retention/detention basin unless approved by the Project Coordination Manager.
21. Stormwater Storage on Paved Surfaces. Up to 50% of required stormwater storage may be provided in parking areas when the following conditions are met:
 - a. Storage system shall be designed to store first 30% of required runoff volume off paved areas (to avoid ponding of nuisance water on pavement).
 - b. Parking lot storage areas shall be designed so as to minimize interference with pedestrian traffic. Depth of water shall not exceed six inches within the parking area.

D. Street Crossings:

- (1) Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will not be greater than 1 foot.

ROADWAY, INTERSECTION, AND ACCESS DESIGN:**Streets and other related improvements:**

STREET NAME	STREET TYPE	R.O.W. DEDICATION	ROADWAY IMPROVEMENT	CURB TYPE	BIKE PATH, SIDEWALK, TRAILS
1 st Avenue	Residential	25' Half Street (existing)	Existing	Existing	Existing
Parkway Avenue	Residential	25' Half Street (existing)	Existing	Existing	Existing
Alley way		20' (existing)			

DRB Stipulations

22. Existing driveways on 1st Avenue and Parkway Avenue and surrounding alleyway provide access to the site.

Ordinance

- E. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.

Ordinance

- F. Public streetlights shall be installed in accordance with City of Scottsdale Revised Code, Section 48-149. The developer shall be responsible for coordinating a street layout and cost estimate with the utility company. Building permits may not be issued until all street light arrangements (including fee requirements) have been made.

INTERNAL CIRCULATION:**DRB Stipulations**

23. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.
24. Separate review and approval is required for covered parking structures.
25. The developer shall provide directional accessible ramps in accordance with the City of Scottsdale Supplement to MAG Details at driveways on Parkway Avenue and 1st Avenue.

Ordinance

- G. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

DRB Stipulations

26. Sight distance easements shall be dedicated over sight distance triangles.
- a. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
 - b. Refer to the following figures: 5.3-26 and 5.3-27 of Section 5.3 of the City's Design Standards and Policies Manual, published December 2004.
27. Indemnity Agreements:
- a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

Ordinance**H. Drainage Easement:**

- (1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 25 cfs or more, for all FEMA regulatory floodways to the extent of the 100-year base flood elevation, and for all stormwater storage basins. All drainage and flood control easements shall be dedicated to the City with maintenance responsibility specified to be that of the property owner.

I. Waterline and Sanitary Sewer Easements:

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water easements necessary to serve the site.

REFUSE:**DRB Stipulations**

28. Two single refuse enclosures or one double enclosure are required for this site. Refuse enclosures shall be constructed to City of Scottsdale's standards. Details for construction of trash enclosures can be found in the City of Scottsdale Supplements to MAG Standards, standard detail #2146-1 for single enclosures and #2147-1 for double enclosures.

29. Proposed refuse enclosure location as shown on the site plan has been reviewed and approved by Mark Powell, City of Scottsdale Sanitation Department.

30. Enclosures must:

- a. Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
- b. Be positioned to facilitate collection without "backtracking."
- c. Be easily accessible by a simple route.
- d. Not require backing more than 35 feet.
- e. Not be located on dead-end parking aisles.

Ordinance

J. Refuse enclosures are required as follows:

- (1) Restaurants: One per restaurant
- (2) Commercial Building Space: One for 0 to 20,000 s.f., Two for 20,001 to 40,000 s.f., Three for 40,001 to 60,000 s.f., etc.
- (3) Apartments: One for 0 to 20 units, Two for 21 to 40 units, Three for 41 to 60 units, etc.

For larger sites, an additional enclosure shall be required for each building space increase up to 20,000 SF, as shown above. For commercial buildings that include one or more restaurants, one refuse enclosure must be dedicated to each restaurant in addition to the number of enclosures needed based on the square footage of the commercial building, as shown above.

K. Underground vault-type containers are not allowed.

L. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.

M. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

WATER AND WASTEWATER STIPULATIONS

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

DRB Stipulations

31. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the master water and wastewater reports. The improvement plans shall be consistent with the approved master water and wastewater reports. Any design that modifies the approved master report requires from the developer a site-specific addendum to the master report, subject to review and approval by City staff.

32. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:

- a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
- b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

WATER:

DRB Stipulations

33. Basis of Design Report (Water):

- a. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Water Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.

Ordinance

- N. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

WASTEWATER:**DRB Stipulations**

34. Wastewater Basis of Design Report. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Wastewater Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.

Service Connections to the Main.

35. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

Ordinance

LOCATION & CLEARANCE.

- O. Privately owned sanitary sewer shall not run parallel within the waterline easement.

CONSTRUCTION REQUIREMENTS**DRB Stipulations**

As-Built Plans.

36. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.
 - a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
 - b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

Ordinance

- P. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]